



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15762** APN: 139-35-40-004,003,002,001
Name of Property Owner: CHURCH LUTHERAN EVANGELICAL
Name of Applicant: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

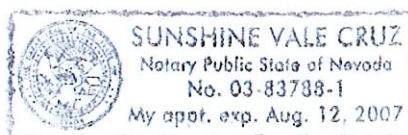
APN: _____

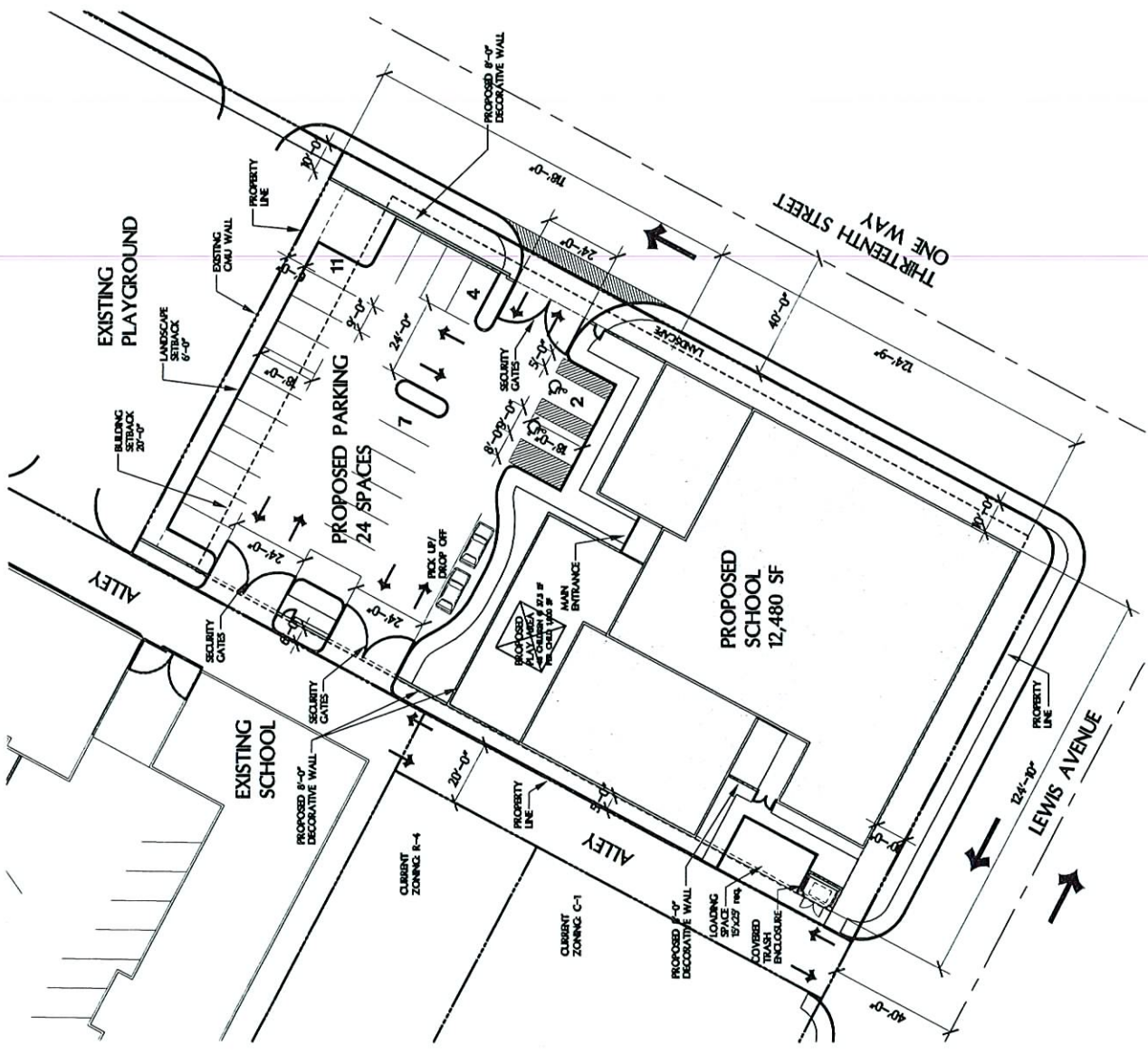
Signature of Property Owner: Gary L. Kopps

Print Name: Gary L. Kopps

Subscribed and sworn before me

This 3rd day of August, 2006
Sunshine Vale Cruz
Notary Public in and for said County and State





OVERALL SITE PLAN
 SCALE: 1/16"=1'-0" 0' 10' 20' 30'

PROPERTY OWNER
 FIRST GOOD SHEPHERD
 545 SOUTH MARIAN ROAD
 LAS VEGAS, NEVADA 89106

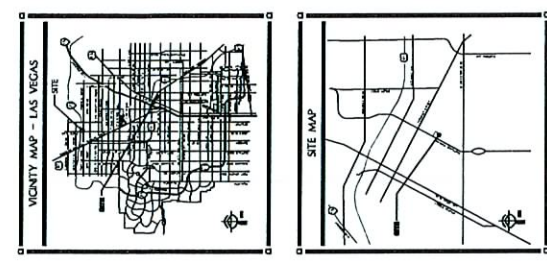
CONTACT
 KGA ARCHITECTURE
 1000 SOUTH MARIAN AVENUE
 LAS VEGAS, NEVADA 89101
 702.367.8800

SITE ANALYSIS
 APN: 100-38-410-001
 100-38-410-002
 100-38-410-003
 100-38-410-004
 CURRENT ZONING: R-4
 SITE AREA DRY AND GROSS: 0.65 ACRES
 LOT COVERAGE (NET): 33.7%
 FLOOR AREA RATIO: 0.837

BUILDING ANALYSIS
 GROSS AREA: 12,480 SF.

PARKING ANALYSIS
 PARKING REQUIRED: 37 SPACES
 CHILD CARE: 11 SPACES
 1 SPACE FOR EACH STAFF: 8 SPACES
 + 1 FOR EACH 10 CHILDREN: 8 SPACES
 K-2 ELEMENTARY SCHOOL: 28 SPACES
 2 SPACES FOR EACH: 4 SPACES
 20 FOR ADMIN. STAFF: 20 SPACES
 PARKING PROVIDED: 34 SPACES

GENERAL NOTES



SDR-15762
 09/21/06 PC

RECEIVED

AUG 08 2006

AS101

FIRST GOOD SHEPHERD - SDR & YAN SUBMITTAL
 SHEET NUMBER
 ORIGINAL SITE PLAN

KGA
 ARCHITECTURE
 KATHLEEN GALLAGHER
 1000 SOUTH MARIAN AVENUE
 LAS VEGAS, NEVADA 89101
 PHONE: 702.367.8800
 FAX: 702.367.8800

FIRST GOOD SHEPHERD
 LAS VEGAS, NEVADA



OVERALL FLOOR PLAN 12,480 SF
 SCALE: 1/8"=1'-0" 5' 0' 5' 10' 15'

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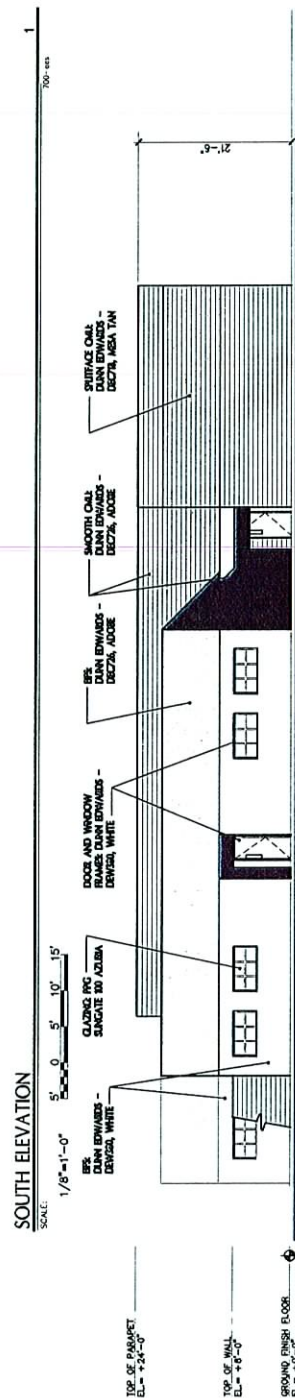
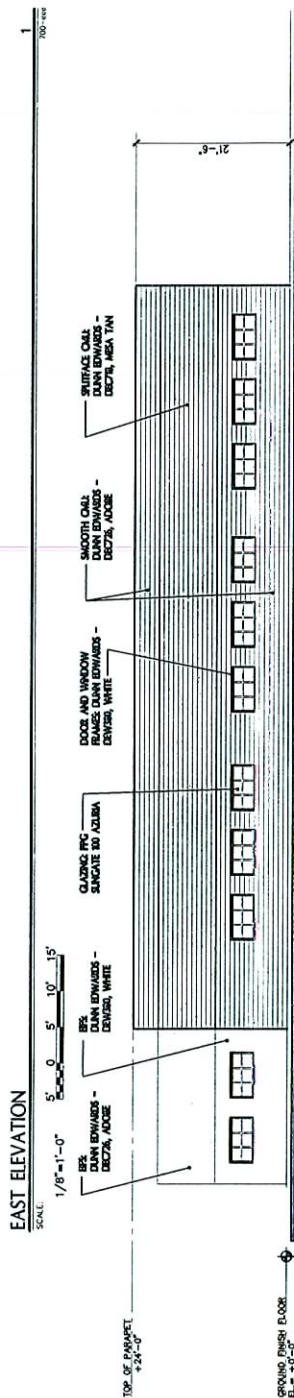
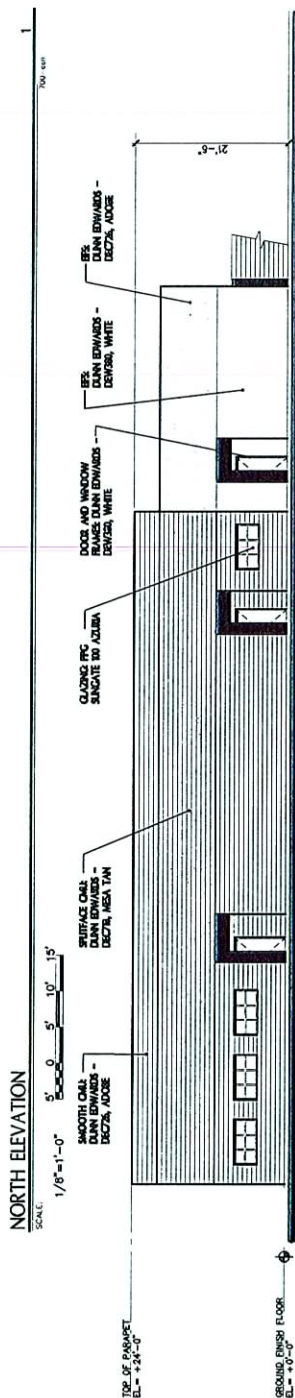
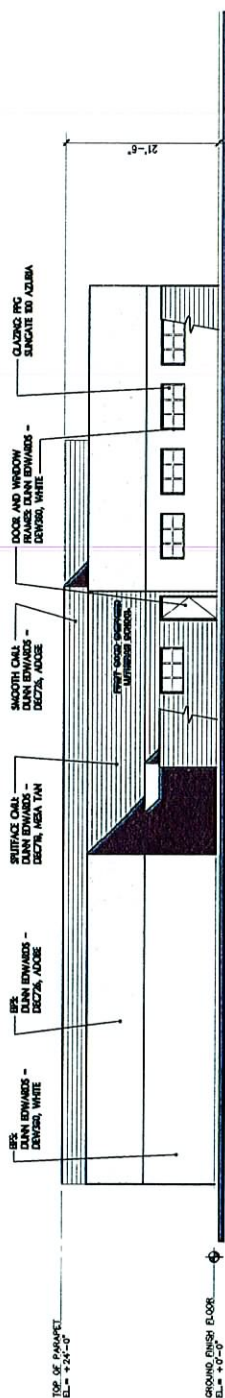
FIRST GOOD
 SHEPHERD - SDR
 & VAN SUBMITTAL
 DATE: 08/08/06
 ORIGINAL FLOOR PLAN

BY: ARCHITECT OR
 DATE: 08/08/06
 PROJECT: 15762

KGA
 ARCHITECTURE
 15762 SHEPHERD - SDR
 & VAN SUBMITTAL

15762 SHEPHERD - SDR
 & VAN SUBMITTAL
 DATE: 08/08/06
 PROJECT: 15762

FIRST
 GOOD
 SHEPHERD
 LAS VEGAS,
 NEVADA



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PROJECT
FIRST GOOD
SHEPHERD - SDR
& VAR SUBMITTAL

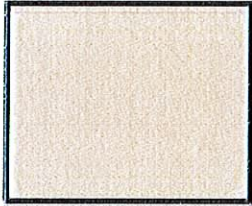
10 AUGUST 1964

KGA
ARCHITECTURE
HEITWELL GABLE
AND ASSOCIATES, A.P.C.
SOUTH POLAR ANGLES
IN MEXICO, MEXICO AND U.S.A.
NEW YORK, NEW YORK
NEW YORK, NEW YORK
NEW YORK, NEW YORK

**FIRST
GOOD
SHEPHERD**
LAS VEGAS,
NEVADA

NEVADA

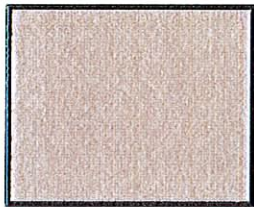
First Good Shepherd Color Board



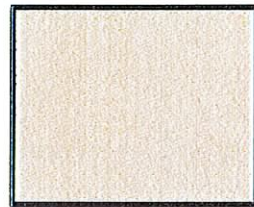
EIFS: Dunn Edwards -
DEC726, Adobe



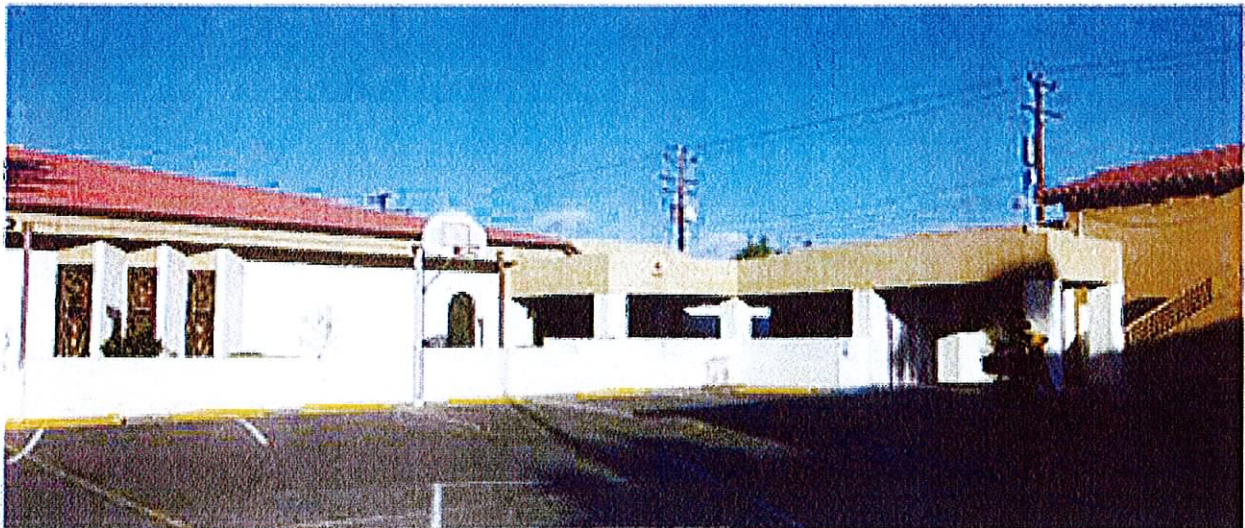
EIFS: Dunn Edwards -
DEW380, White



Splitface CMU: Dunn Edwards -
DEC718, Mesa Tan



Smooth CMU: Dunn Edwards -
DEC726, Adobe



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Photograph of surrounding buildings
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SDR 15762				
KGA Architecture				
NWC Lewis & 13th Street				
Proposed 12.48 thousand square foot private school expansion.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ELEMENTARY SCHOOL [1000SF]	12.48	14.49	181
AM Peak Hour			4.69	59
PM Peak Hour			3.13	39
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available for Lewis Avenue				
Maryland Parkway				
Average Daily Traffic (ADT)	6,960			
PM Peak Hour	557			
<i>(heaviest 60 minutes)</i>				
Bridger Avenue				
Average Daily Traffic (ADT)	2,147			
PM Peak Hour	172			
<i>(heaviest 60 minutes)</i>				
13th Street				
Average Daily Traffic (ADT)	12,872			
PM Peak Hour	1030			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Maryland Parkway	29469			
Bridger Avenue	16200			
13th Street	29469			
This project will add approximately 181 trips per day on Maryland, Bridger, Lewis and 13th. This will increase expected volumes by about 3 percent on Maryland, 8 percent on Bridger and 1 percent on 13th. Maryland is at about 24 percent of capacity, Bridger is about 13 percent of capacity and 13th is at about 44 per capacity. Counts are not available for Lewis, but it is believed to be under capacity.				

Based on Peak Hour use, this development will add roughly 39 additional cars into the area; which works out to about two every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-15762 - APPLICANT: KGA ARCHITECTURE - OWNER: FIRST GOOD SHEPHERD EVANGELICAL
LUTHERAN CHURCH OF LAS VEGAS
312, 318, 324, AND 330 SOUTH 13TH STREET
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



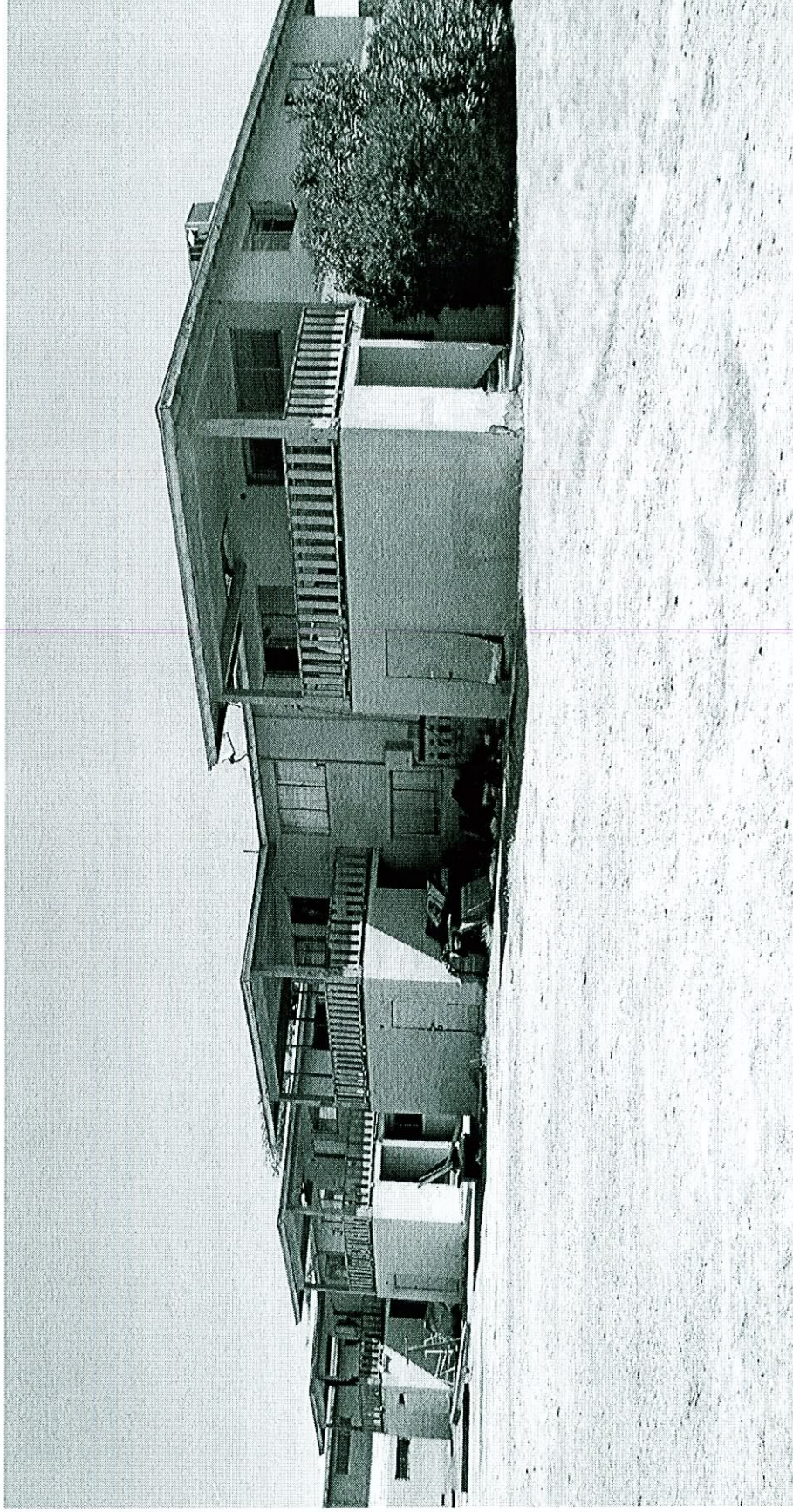
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